

**THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA** met on Monday, August 6, 2012 at 5:00 p.m. in the Showers City Hall, McCloskey Room, 401 North Morton Street, with President David Walter presiding.

## **I. ROLL CALL**

Commissioners Present: David Walter, Elizabeth Kehoe, Michael Gentile, Michael Szakaly, Kelly Smith and John West

Commissioner(s) Absent:

Staff Present: Lisa Abbott, Doris Sims, Bob Woolford, Marilyn Patterson and Janet Roberts

Other(s) Present: Susan Failey, Assistant City Attorney; Susie Johnson, Director of Public Works

## **I. ROLL CALL**

**II. READING OF THE MINUTES** – Michael Szakaly moved to approve the minutes for May 7, 2012 and June 4, 2012. John West seconded the motions. The minutes were unanimously approved.

**III. EXAMINATION OF CLAIMS.** Michael Szakaly moved to approve the claims for July 6, 2012 for \$390,782.45; July 20, 2012 for \$83,366.31. John West seconded the motion. The claims were unanimously approved.

## **IV. REPORT OF OFFICERS AND COMMITTEES**

**A. Director's Report.** Abbott reported the CAPER has been posted for public comment until August 13<sup>th</sup>. She said the 2013 budget was unanimously approved by the City Council; however, the final vote is not until September.

Abbott informed the Commissioners that the CDBG applications for 2013 will be released tomorrow. She reminded them that the CAC will need a representative for the Physical Improvements and Social Services Committees.

**B. Budget Summary Report.**

**V. UNFINISHED BUSINESS.** None.

## **VI. NEW BUSINESS**

**A. RESOLUTION 12-18:** Approval of Funding Agreement for Community Kitchen.

**B. RESOLUTION 12-19:** Approval of the Funding Agreement for Mother Hubbard's Cupboard.

**C. RESOLUTION 12-20:** Approval of the Funding Agreement for Monroe County United Ministries Childcare Program.

**D. RESOLUTION 12-21:** Approval of the Funding Agreement for the Hoosier Hills Food Bank. Gentile moved to approve the Social Service funding agreements as a block. West stated he had a conflict with one of the agencies. Gentile then moved to revise the motion and to vote on and approve only Resolutions 12-18 through 12-21. Szakaly seconded the motion. Resolutions 12-18 through 12-21 were unanimously approved. **ADOPTED.**

**E. RESOLUTION 12-22:** Approval of the Funding Agreement for the Boys and Girls Club. Szakaly moved to approve the Resolution. Gentile seconded the motion. West stated because he has a relationship with the Boys and Girls Club he would abstain from voting. The motion was approved with a vote of four in favor and one abstention. **ADOPTED.**

**F. RESOLUTION 12-23:** Approval to Expend Downtown TIF Funding to Update the Downtown Parking Study. Johnson informed the Commission that Walker Parking Consultants conducted a parking study in the downtown in 2007. They offered recommendations which the City implemented except the installation of smart meters. Staff decided to implement some smart meters on Morton Street about 18 months ago as a test. She said the meters have been very well received; people like the idea of using credit cards for the meters instead of change.

She explained this request is for approval of funding to hire Walker to update the study. They will specifically look at installing smart meters throughout the downtown. Walker has divided the work into three components: 1) Strategic implementation which will include meetings with local

stakeholders and delivering one formal presentation at a public meeting. 2) Develop a parking policy plan for the downtown. They will look at the 60 block area they previously studied and develop a cost estimate for the parking meters, related signage and curb painting. From this study staff wants to understand and prepare for the impact to the parking garages. Johnson stated one of the main goals of the study is to make sure the garages are utilized to the maximum and to keep the downtown parking turning over. The on street rate will be tied to the rate of the garages – street parking must be more expensive if you want people to use the garages. Walker will help staff determine the rate, time limits, impacts of metering to nearby neighborhoods and re-evaluate ADA obligations. 3) Provide a final report and recommendations to Public Works and the Mayor's Office. She said it makes sense to bring Walker back to do the follow-up study.

Kehoe asked if there was a study prior to 2007 and if it is typical to update every few years. Johnson said she did not know of a study done before 2007, but its good parking management to update the study every few years.

West asked if the downtown businesses were aware of the proposed study. Johnson said businesses are aware of the study. A meeting is scheduled with Talisha Coppock and her board and a meeting is scheduled later with the downtown retailers.

Abbott said the study request is for \$47,500 from the Downtown TIF. The Downtown TIF has a current balance of \$4,369,201.

Walter stated IU has received parking feedback regarding such things as not enough accessible spaces where they are needed including van access to the meters and universal signage.

Gentile asked if there would be any benchmarking with comparable cities. Johnson stated they will do comparisons with other Big 10 schools and cities.

West asked what is driving this study – to turn traffic or revenue. Johnson said it is definitely to better manage the parking because more residents are coming into the downtown due in part because of the of new apartment buildings and new hotels that have been built and are online to be built in the downtown area.

Johnson said she wants an expert to update the parking study in order to best manage the on street and garage parking.

John West moved to approve the resolution. Michael Gentile seconded the motion. Resolution 12-23 was unanimously approved. **ADOPTED.**

**H. RESOLUTION 12-25:** Approval of the Funding Agreement for Monroe County United Ministries. Woolford stated this is a physical improvements project to replace the roof on the emergency services/administration building.

Abbott reminded them that this activity was approved in the process in February; there were no changes to the activity.

John West moved to approve the resolution. Michael Gentile seconded the motion. The Resolution was unanimously approved. **ADOPTED.**

## **VII. BUSINESS/GENERAL DISCUSSION.**

**A. Tech Park Update.** Abbott stated staff met with the consultants after their last presentation and asked them to refine a couple of issues. The charette is moving forward with some date announcements at the September meeting.

Failey informed them that IU had planned to stay in several building until September 1<sup>st</sup>. IU initially had possession of the Food Services Building until February however they now want to extend their lease an additional four months. She will amend the purchase agreement to allow the extension. The amendment will be coming to the RDC in September.

**B. Wapehani Mountain Bike Park Update.** Abbott said if there were any questions, she would be glad to forward them on to Scott Robinson or Steve Cotter.

**C. Choice Realty Contract Extension for 922 Orris Dr.** Abbott explained they are proposing to extend the contract for Choice Realty until after the Homebuyers Clubs. If there isn't an offer on the house at

that time, they will then work with Habitat to sell it to one of their clients.

West said the contract looks fine, but asked if the discount on the fee is still in effect if a cooperating broker brings in a buyer. Abbott said she would check on that.

Szakaly moved to approve the contract and give Abbott authority to sign on behalf of the RDC. John West seconded the motion. The motion was unanimously approved.

**D. TIF Report.** Abbott reviewed all the TIFs – Adams Crossing, Downtown, North Kinser/Prow/Tapp Road, Thomson/Walnut/Winslow and Whitehall/West Third Street. For each of the TIFs she gave the following information: current balances, approved projects that are underway, approved projects not yet started and proposed projects.

**E. Caper Report.** Abbott informed the Commissioners that the CAPER is available online. The CAPER report provides end of the year information to HUD on activities noting completed activities, the amount of money spent, the number of people assisted and which projects are still ongoing. The report is then sent to HUD for approval.

**VIII. ADJOURNMENT**

It was moved and seconded to adjourn the meeting.

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David Walter, President

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Michael Gentile, Secretary

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Date